

SAMPLE "CITY" PLAT OF GREEN ACRES SUBDIVISION (INSIDE CITY LIMITS) - DECEMBER 2001

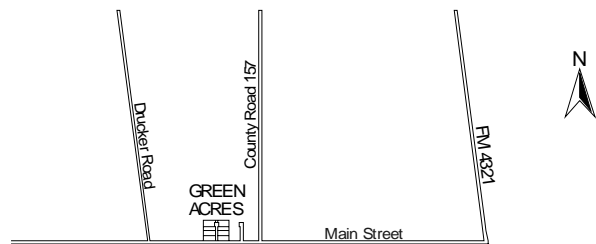
NOTE: This fictitious subdivision plat has been prepared to illustrate the basic information, maps, certifications, etc., typically required on a residential subdivision plat to comply with state subdivision statutes and rules that apply within city limits in border-area counties of Texas as of December 1, 2001. These laws include the Model Subdivision Rules of the Texas Water Development Board (codified at 31 TAC Chapter 364) and statutes related to municipal regulation of subdivisions in subchapter A of Chapter 212 of the Texas Local Govt. Code.

For an actual subdivision plat, it will be necessary to substitute appropriate language and information pertinent to that subdivision. Further, most cities impose additional local requirements for subdividing land and for preparing plats. Municipal platting requirements typically apply not only within the city's limits but also to land outside city limits but within the city's extraterritorial jurisdiction (ETJ). Subdivision plats of land outside city limits must be approved by the county commissioners court and must meet additional legal requirements not addressed by this sample plat.

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SHEET 1.	Heading; Index; Location Map; Map: Lot, Street, and Easement Layout; Description (Metes and Bounds); Surveyor's Certification; Plat Notes and Restrictions
SHEET 2.	Final Engineering Report, including Description of Water and Wastewater/OSSF and Engineer's Certifications; Map of Water Distribution System; Topography; City Approval Certificate; Owner's Dedication

Green Acres is located within the city limits of Lone Star, about one mile west of the intersection FM 4321 and Main Street.

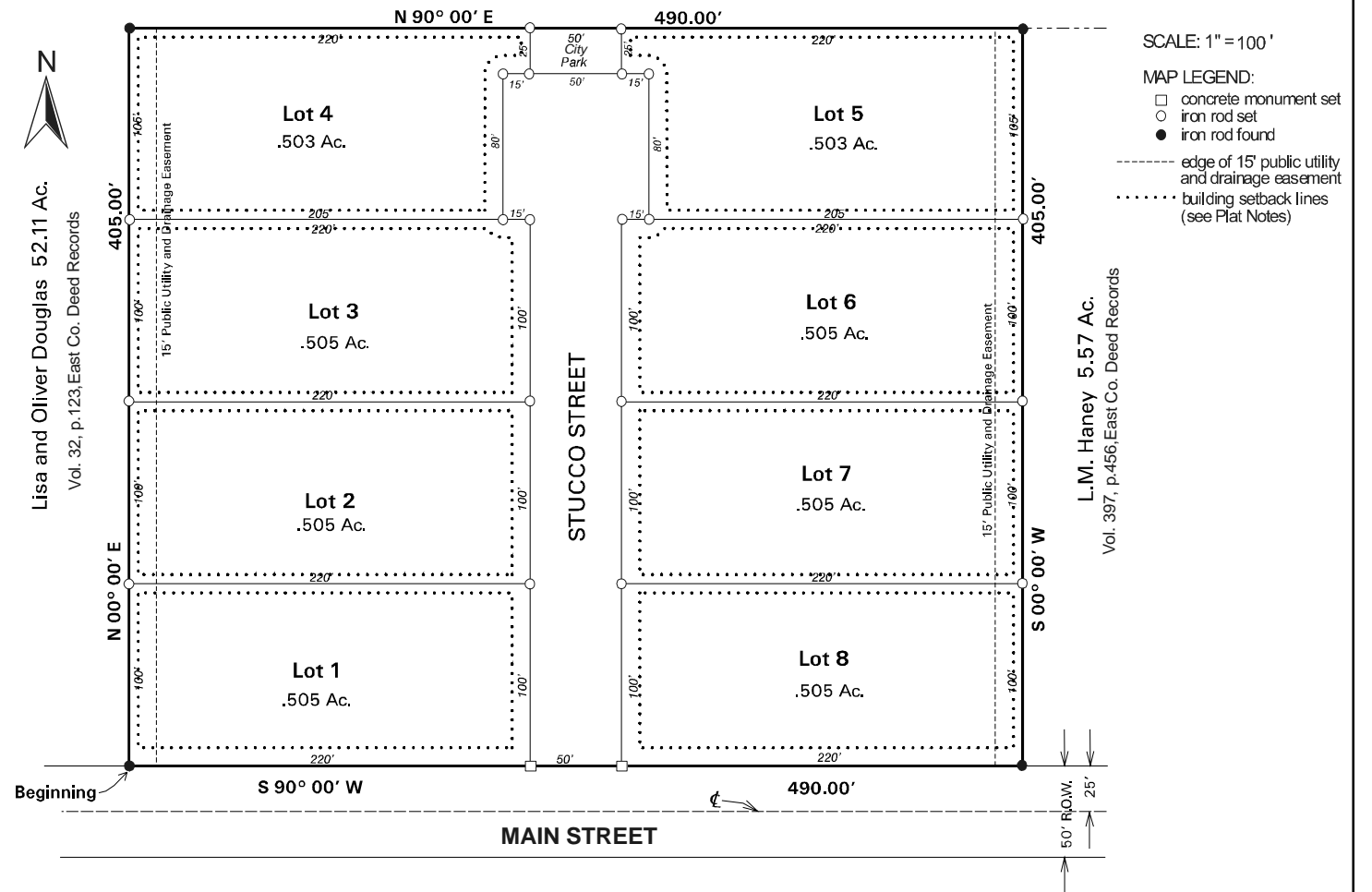


1. Buildings shall be set back as follows:
 - from the Main Street right-of-way, 10 feet,
 - from the Stucco Street right-of-way, 10 feet,
 - from other adjoining property lines, 5 feet.
2. No more than one single-family detached dwelling shall be located on each lot.
3. The finished floor elevation of any residence shall be at least 18" above the average height of the curb in front of the lot.
4. Each drainage easement shall be kept clear of fences, buildings, plantings, and other obstructions that would interfere with the flow of water within the maintenance of the drainage swales.
5. Sylvia Subdivider, the owner and subdivider of Green Acres, retains an easment upon each lot for the purpose of installing an approved on-site sewage facility (OSSF) on the lot, as described on Sheet 2 of this plat.

The Green Acres Subdivision lies within the Spanish Oaks Subdivision, as surveyed and shown on the plat recorded at Book 2, Sheet 17 of the Plat Records of East County, Texas. From the beginning point of the Green Acres Subdivision as described herein, a stone monument found for the southwest corner of the Spanish Oaks Subdivision bears S 45° W a distance of 2,472.00 feet.

I, Sam Surveyor, a Registered Professional Land Surveyor in Texas, hereby certify that this plat and the description of the Green Acres Subdivision were prepared from a survey of the property made on the ground by me or under my supervision on September 1, 2001.

DATE _____



Being 4.56 acres of land, within the survey of the Spanish Oaks Subdivision, lying and being situated in East County, Texas. The said 4.56 acre tract also being the same lands described in a Warranty Deed dated May 1, 1994, from Previous Owner to Sylvia Subdivider, recorded in Volume 432, page 321 of the Deed Records of East County, Texas. The said 4.56 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found in the north right-of-way line of Main Street for the southwest corner of this subdivision, the southwest corner of the above mentioned Subdivider 4.56 acre tract, and the most southerly southeast corner of the Douglas 52.11 acre tract as described in a Deed recorded in Volume 32, page 123, of the Deed Records of East County, Texas, from which a stone monument found for the southwest corner of the Spanish Oaks Subdivision bears S 45° W, a distance of 2,472.00 feet;
THENCE NORTH with the common line between the said Douglas and Subdivider tracts a distance of 405.00 feet to a ½" iron rod found for the northwest corner of said Subdivider tract and a reentrant southeast corner of the said Douglas tract;
THENCE EAST, continuing with the common line between the said Douglas and Subdivider tracts, a distance of 490.00 feet to a ½" iron rod found for the northeast corner of the said Subdivider 4.56 acre tract, the same being the northwest corner of the Haney 5.57 acre tract as described in a Deed recorded in Volume 397, page 456, of the Deed Records of East County, Texas;
THENCE SOUTH with the common line between the said Haney and Subdivider tracts a distance of 405.00 feet to a ½" iron rod found for the common south corner of the said tracts in the north right-of-way line of Main Street;
THENCE WEST with the north right-of-way line of Main Street a distance of 490.00 feet to the point of BEGINNING and containing 4.56 acres of land.

Directional control is the called bearing of WEST along the adjacent segment of the north right-of-way line of Main Street as presently monumented.

